

NMLS#

Originator:

NMLS#

# UNIFORM RESIDENTIAL LOAN APPLICATION

This application is designed to be completed by the applicant(s) with the Lender's assistance. Applicants should complete this form as "Borrower" or "Co-Borrower", as applicable. Co-Borrower information must also be provided (and the appropriate box checked) when the income or assets of a person other than the "Borrower" (including the Borrower's spouse) will be used as a basis for loan qualification or the income or assets of the Borrower's spouse or other person who has community property rights pursuant to state law will not be used as a basis for loan qualification, but his or her liabilities must be considered because the spouse or other person has community property rights pursuant to applicable law and Borrower resides in a community property state, the security property is located in a community property state, or the Borrower is relying on other property located in a community property state as a basis for repayment of the loan.

If this is an application for joint credit, Borrower and Co-Borrower each agree that we intend to apply for joint credit (sign below):

Borrower

Co-Borrower

## I. TYPE OF MORTGAGE AND TERMS OF LOAN

Mortgage Applied for: <input type="checkbox"/> VA <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> Other(explain):		Agency Case Number	Lender Case Number <b>5001424</b>
<input type="checkbox"/> FHA <input type="checkbox"/> USDA/Rural Housing Service			
Amount <b>\$8,572.00</b>	Interest Rate <b>0.000 %</b>	No. of Months <b>360 / 360</b>	Amortization Type: <input checked="" type="checkbox"/> Fixed Rate <input type="checkbox"/> Other (explain): <input type="checkbox"/> GPM <input type="checkbox"/> ARM (type):

## II. PROPERTY INFORMATION AND PURPOSE OF LOAN

Subject Property Address (street, city, state & ZIP) <b>111 Clubhouse Drive, Woodworth, LA 71485</b>		No. of Units <b>0</b>
Legal Description of Subject Property (attach description if necessary) <b>LOT 6 BELLE CHASE SUBD</b>		Year Built
Purpose of Loan: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Construction <input type="checkbox"/> Other (explain): <input type="checkbox"/> Refinance <input type="checkbox"/> Construction-Permanent		Property will be: <input checked="" type="checkbox"/> Primary Residence <input type="checkbox"/> Secondary Residence <input type="checkbox"/> Investment

Complete this line if construction or construction-permanent loan.

Year Lot Acquired	Original Cost \$	Amount Existing Liens \$	(a) Present Value of Lot \$	(b) Cost of Improvements \$	Total (a+b) \$
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Complete this line if this is a refinance loan.

Year Acquired	Original Cost \$	Amount Existing Liens \$	Purpose of Refinance	Describe Improvements <input type="checkbox"/> made <input type="checkbox"/> to be made Cost \$
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Title will be held in what Name(s): <b>John Doe</b>	Manner in which Title will be held	Estate will be held in: <input type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold (show expiration date)
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Source of Down Payment, Settlement Charges, and/or Subordinate Financing (explain)

Borrower

## III. BORROWER INFORMATION

Co-Borrower

Borrower's Name (include Jr. or Sr. if applicable) <b>John Doe</b>				Co-Borrower's Name (include Jr. or Sr. if applicable)			
Social Security Number <b>439-33-4347</b>	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School	Social Security Number	Home Phone (incl. area code)	DOB (mm/dd/yyyy)	Yrs. School
<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)		Dependents (not listed by Co-Borrower) no. ages		<input type="checkbox"/> Married <input type="checkbox"/> Unmarried (include single, divorced, widowed)		Dependents (not listed by Borrower) no. ages	
Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs. ___ No. Mos. <b>5504 Hall St Alexandria, LA 71303</b>				Present Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs. ___ No. Mos.			
Mailing Address, if different from Present Address				Mailing Address, if different from Present Address			

If residing at present address for less than two years, complete the following:

Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs. ___ No. Mos.	Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs. ___ No. Mos.
Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs. ___ No. Mos.	Former Address (street, city, state, ZIP) <input type="checkbox"/> Own <input type="checkbox"/> Rent ___ No. Yrs. ___ No. Mos.

Borrower		IV. EMPLOYMENT INFORMATION		Co-Borrower	
Name & Address of Employer	<input type="checkbox"/> Self Employed	Yrs. on this job <b>0 yrs</b> <b>0 mos</b>		Name & Address of Employer	<input type="checkbox"/> Self Employed
		Yrs. employed in this line of work/profession <b>0 yrs</b> <b>0 mos</b>			
Position/Title/Type of Business	Business Phone (incl. area code)			Position/Title/Type of Business	Business Phone (incl. area code)

**If employed in current position for less than two years or if currently employed in more than one position, complete the following:**

Name and Address of Employer	<input type="checkbox"/> Self Employed	Dates (from-to)		Name and Address of Employer	<input type="checkbox"/> Self Employed
		Monthly Income			
Position/Title/Type of Business	Business Phone (incl. area code)			Position/Title/Type of Business	Business Phone (incl. area code)
Name and Address of Employer	<input type="checkbox"/> Self Employed	Dates (from-to)		Name and Address of Employer	<input type="checkbox"/> Self Employed
		Monthly Income			
Position/Title/Type of Business	Business Phone (incl. area code)			Position/Title/Type of Business	Business Phone (incl. area code)
Name and Address of Employer	<input type="checkbox"/> Self Employed	Dates (from-to)		Name and Address of Employer	<input type="checkbox"/> Self Employed
		Monthly Income			
Position/Title/Type of Business	Business Phone (incl. area code)			Position/Title/Type of Business	Business Phone (incl. area code)
Name and Address of Employer	<input type="checkbox"/> Self Employed	Dates (from-to)		Name and Address of Employer	<input type="checkbox"/> Self Employed
		Monthly Income			
Position/Title/Type of Business	Business Phone (incl. area code)			Position/Title/Type of Business	Business Phone (incl. area code)
Name and Address of Employer	<input type="checkbox"/> Self Employed	Dates (from-to)		Name and Address of Employer	<input type="checkbox"/> Self Employed
		Monthly Income			
Position/Title/Type of Business	Business Phone (incl. area code)			Position/Title/Type of Business	Business Phone (incl. area code)

V. MONTHLY INCOME AND COMBINED HOUSING EXPENSE INFORMATION						
Gross Monthly Income	Borrower	Co-Borrower	Total	Combined Monthly Housing Expense	Present	Proposed
Base Empl. Income*	\$ 5,035.00	\$	\$ 5,035.00	Rent	\$	
Overtime				First Mortgage (P&I)		\$
Bonuses				Other Financing (P&I)		
Commissions				Hazard Insurance		
Dividends/Interest				Real Estate Taxes		
Net Rental Income				Mortgage Insurance		
Other (before completing, see the notice in "describe other income," below)				Homeowners Assn. Dues		
				Other		
<b>Total</b>	<b>\$ 5,035.00</b>	<b>\$</b>	<b>\$ 5,035.00</b>	<b>Total</b>	<b>\$</b>	<b>\$</b>

\*Self Employed Borrower(s) may be required to provide additional documentation such as tax returns and financial statements.

**Describe Other Income**

**Notice:** Alimony, child support, or separate maintenance income need not be revealed if the Borrower(B) or Co-Borrower(C) does not choose to have it considered for repaying this loan.

B/C	Monthly Amount
	\$

**VI. ASSETS AND LIABILITIES**

This Statement and any applicable supporting schedules may be completed jointly by both married and unmarried Co-Borrowers if their assets and liabilities are sufficiently joined so that the Statement can be meaningfully and fairly presented on a combined basis; otherwise, separate Statements and Schedules are required. If the Co-Borrower section was completed about a non-applicant spouse or other person, this Statement and supporting schedules must be completed about that spouse or other person also.

Completed  Jointly  Not Jointly

ASSETS		Cash or Market Value	Liabilities and Pledged Assets. List the creditor's name, address and account number for all outstanding debts, including automobile loans, revolving charge accounts, real estate loans, alimony, child support, stock pledges, etc. Use continuation sheet, if necessary. Indicate by (*) those liabilities, which will be satisfied upon sale of real estate owned or upon refinancing of the subject property.		
Description		\$			
Cash deposit toward purchase held by:		\$			
<b>List checking and savings accounts below</b>			<b>LIABILITIES</b>	<b>Monthly Pmt. &amp; Months Left to Pay</b>	<b>Unpaid Balance</b>
Name and address of Bank, S&L, or Credit Union			Name and address of Company	\$ Payment/Months /	\$
Acct. No.		\$	Acct. No.		
Name and address of Bank, S&L, or Credit Union			Name and address of Company	\$ Payment/Months /	\$
Acct. No.		\$	Acct. No.		
Name and address of Bank, S&L, or Credit Union			Name and address of Company	\$ Payment/Months /	\$
Acct. No.		\$	Acct. No.		
Stocks & Bonds (Company name/ number & description)		\$	Name and address of Company	\$ Payment/Months /	\$
			Acct. No.		
Life insurance net cash value		\$	Name and address of Company	\$ Payment/Months /	\$
Face amount: \$					
<b>Subtotal Liquid Assets</b>		<b>\$ 0.00</b>			
Real estate owned (enter market value from schedule of real estate owned)		\$	Acct. No.		
			Name and address of Company	\$ Payment/Months /	\$
Vested interest in retirement fund		\$			
Net worth of business(es) owned (attach financial statement)		\$	Acct. No.		
Automobiles owned (make and year)		\$	Alimony/Child Support/Separate Maintenance Payments Owed to:	\$	
Other Assets (itemize)		\$	Job Related Expense (child care, union dues, etc.)	\$	
			<b>Total Monthly Payments</b>	<b>\$0.00</b>	
<b>Total Assets a.</b>		<b>\$ 0.00</b>	<b>Net Worth (a minus b) ▶</b>	<b>\$ 0.00</b>	<b>Total Liabilities b.</b>
					<b>\$ 0.00</b>

**Schedule of Real Estate Owned** (if additional properties are owned, use continuation sheet)

Property Address (enter S if sold, PS if pending sale or R if rental being held for income)	Type of Property	Present Market Value	Amount of Mortgages & Liens	Gross Rental Income	Mortgage Payments	Insurance, Maintenance, Taxes & Misc.	Net Rental Income
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
		\$	\$	\$	\$	\$	\$
<b>Totals</b>		<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>

List any additional names under which credit has previously been received and indicate appropriate creditor name(s) and account number(s):

Alternate Name	Creditor Name	Account Number

VII. DETAILS OF TRANSACTION			VIII. DECLARATIONS					
a. Purchase price	\$	0.00	If you answer "Yes" to any questions a through i, please use continuation sheet for explanation.		Borrower		Co-Borrower	
b. Alterations, improvements, repairs	\$	0.00			Yes	No	Yes	No
c. Land (if acquired separately)	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Refinance (incl. debts to be paid off)	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Estimated prepaid items	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Estimated closing costs	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. PMI, MIP, Funding Fee	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Discount (If Borrower will pay)	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Total costs (add items a through h)	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Subordinate financing	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
k. Borrower's closing costs paid by Seller	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Other Credits (explain)	\$				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Loan amount (exclude PMI, MIP, Funding Fee financed)	\$	8,572.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. PMI, MIP, Funding Fee financed	\$	0.00			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Loan amount (add m & n)	\$	8,572.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
p. Cash from/to Borrower (subtract j, k, l & o from i)	\$	-8,572.00	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

**IX. ACKNOWLEDGEMENT AND AGREEMENT**

Each of the undersigned specifically represents to Lender and to Lender's actual or potential agents, brokers, processors, attorneys, insurers, servicers, successors and assigns and agrees and acknowledges that: (1) the information provided in this application is true and correct as of the date set forth opposite my signature and that any intentional or negligent misrepresentation of this information contained in this application may result in civil liability, including monetary damages, to any person who may suffer any loss due to reliance upon any misrepresentation that I have made on this application, and/or in criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Sec. 1001, et seq.; (2) the loan requested pursuant to this application (the "Loan") will be secured by a mortgage or deed of trust on the property described in this application; (3) the property will not be used for any illegal or prohibited purpose or use; (4) all statements made in this application are made for the purpose of obtaining a residential mortgage loan; (5) the property will be occupied as indicated in this application; (6) the Lender, its servicers, successors or assigns may retain the original and/or an electronic record of this application, whether or not the Loan is approved; (7) the Lender and its agents, brokers, insurers, servicers, successors and assigns may continuously rely on the information contained in the application, and I am obligated to amend and/or supplement the information provided in this application if any of the material facts that I have represented herein should change prior to closing of the Loan; (8) in the event that my payments on the Loan become delinquent, the Lender, its servicers, successors or assigns may, in addition to any other rights and remedies that it may have relating to such delinquency, report my name and account information to one or more consumer credit reporting agencies; (9) ownership of the Loan and/or administration of the Loan account may be transferred with such notice as may be required by law; (10) neither Lender nor its agents, brokers, insurers, servicers, successors or assigns has made any representation or warranty, express or implied, to me regarding the property or the condition or value of the property; and (11) my transmission of this application as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or my facsimile transmission of this application containing a facsimile of my signature, shall be as effective, enforceable and valid as if a paper version of this application were delivered containing my original written signature.

**Acknowledgement.** Each of the undersigned hereby acknowledges that any owner of the Loan, its servicers, successors and assigns, may verify or reverify any information contained in this application or obtain any information or data relating to the Loan, for any legitimate business purpose through any source, including a source named in this application or a consumer reporting agency.

Borrower's Signature	Date	Co-Borrower's Signature	Date
X		X	

**X. INFORMATION FOR GOVERNMENT MONITORING PURPOSES**

**See the attached Demographic Information Addendum.**

Loan Originator's Signature		Date	
X			
Loan Originator's Name (print or type)	Loan Originator Identifier	Loan Originator's Phone Number (including area code)	
Loan Origination Company's Name	Loan Origination Company Identifier	Loan Origination Company's Address	

**Demographic Information Addendum.** This section asks about your ethnicity, sex, and race.**Demographic Information of Borrower**

The purpose of collecting this information is to help ensure that all applicants are treated fairly and that the housing needs of communities and neighborhoods are being fulfilled. For residential mortgage lending, Federal law requires that we ask applicants for their demographic information (ethnicity, sex, and race) in order to monitor our compliance with equal credit opportunity, fair housing, and home mortgage disclosure laws. You are not required to provide this information, but are encouraged to do so. You may select one or more designations for "Ethnicity" and one or more designations for "Race." **The law provides that we may not discriminate** on the basis of this information, or on whether you choose to provide it. However, if you choose not to provide the information and you have made this application in person, Federal regulations require us to note your ethnicity, sex, and race on the basis of visual observation or surname. The law also provides that we may not discriminate on the basis of age or marital status information you provide in this application. If you do not wish to provide some or all of this information, please check below.

**Ethnicity:** *Check one or more*

- Hispanic or Latino  
 Mexican     Puerto Rican     Cuban  
 Other Hispanic or Latino – *Print origin:* \_\_\_\_\_

*For example: Argentinean, Colombian, Dominican, Nicaraguan, Salvadoran, Spaniard, and so on.*

- Not Hispanic or Latino  
 I do not wish to provide this information

**Sex**

- Female  
 Male  
 I do not wish to provide this information

**Race:** *Check one or more*

- American Indian or Alaska Native – *Print name of enrolled or principal tribe:* \_\_\_\_\_

 Asian

- Asian Indian     Chinese     Filipino  
 Japanese     Korean     Vietnamese

 Other Asian – *Print race:* \_\_\_\_\_

*For example: Hmong, Laotian, Thai, Pakistani, Cambodian, and so on.*

- Black or African American  
 Native Hawaiian or Other Pacific Islander  
 Native Hawaiian     Guamanian or Chamorro     Samoan  
 Other Pacific Islander – *Print race:* \_\_\_\_\_

*For example: Fijian, Tongan, and so on.*

- White  
 I do not wish to provide this information

**To Be Completed by Financial Institution (for application taken in person):**

- Was the ethnicity of the Borrower collected on the basis of visual observation or surname?     NO     YES  
 Was the sex of the Borrower collected on the basis of visual observation or surname?     NO     YES  
 Was the race of the Borrower collected on the basis of visual observation or surname?     NO     YES

**The Demographic Information was provided through:**

- Face-to-Face Interview (*includes Electronic Media w/ Video Component*)     Telephone Interview     Fax or Mail     Email or Internet

**Borrower Name:** John Doe

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## BORROWER'S CERTIFICATION & AUTHORIZATION

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### Certification

The undersigned certify the following:

1. I/We have applied for a mortgage loan from **CBC Mortgage Agency**. In applying for the loan, I/we completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/we omit any pertinent information.
2. I/We understand and agree that **CBC Mortgage Agency**, reserves the right to change the mortgage loan review process to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.
3. I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.

### Authorization to Release Information

To Whom It May Concern:

1. I/We have applied for a mortgage loan from **CBC Mortgage Agency**. As part of the application process, **CBC Mortgage Agency**, may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.
2. I/We authorize you to provide to **CBC Mortgage Agency**, and to any investor to whom **CBC Mortgage Agency** may sell my/our mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market, and similar account balances; credit history; and copies of income tax returns.
3. **CBC Mortgage Agency** or any investor that purchases the mortgage may address this authorization to any party named in the loan application or disclosed by any consumer credit reporting agency or similar source.
4. A copy of this authorization may be accepted as an original.
5. Your prompt reply to **CBC Mortgage Agency** or the investor that purchased the mortgage, is appreciated.

**NOTICE TO BORROWERS:** This is notice to you as required by the Right to Financial Privacy Act of 1978 that VA or HUD/FHA has a right of access to financial records held by financial institutions in connection with the consideration or administration of assistance to you. Financial records involving your transaction will be available to VA and HUD/FHA without further notice or authorization but will not be disclosed or released by this institution to another Government Agency or Department without your consent except as required or permitted by law.

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**John Doe**

Date

Date

## EXHIBIT A

### DISCLOSURE OF SECONDARY FINANCING

I (We) acknowledge that I (we) have applied for TWO loans in order to complete the purchase of a home.

BOTH of these loans will be recorded against the title records of my (our) property. I (We) may be required to make regular monthly payments on BOTH loans. If monthly payments are required on the second mortgage, these payments WILL be made to a different lender than the first mortgage.

The first mortgage will be issued by:

The second mortgage will be issued by: **CBC MORTGAGE AGENCY**

The amount of the second mortgage will be **\$8,572.00**

The second mortgage interest rate will be **0.000%**.

The second mortgage for down payment may be forgiven after I make 36 consecutive on-time payments (3 years) on my first mortgage.

I (We) will be required to make regular monthly payments on the second mortgage estimated in the amount of **\$0.00** amount here for a total of **30** years.

I (We) understand the above and agree to the terms disclosed.

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**John Doe**

Date

Date

## INTENT TO PROCEED WITH APPLICATION

Date: **September 14, 2020**  
Name of Originator: **CBC Mortgage Agency**  
Applicant(s): **John Doe**  
Property Address: **111 Clubhouse Drive  
Woodworth, LA 71485**

Federal consumer protection law, Regulation Z (12 C.F.R. 1026), requires **CBC Mortgage Agency** provide you with a Loan Estimate and obtain your consent prior to charging you for any costs (other than a credit report) to process your loan.

The Loan Estimate that you received states that your estimated closing costs expire on **at 12:00 AM** . If you wait until after this expiration date and time to express your intent to proceed with the application, **CBC Mortgage Agency** may make changes to the estimated closing costs and provide you with a revised Loan Estimate.

By signing below, I/we express intent to proceed with the application for which a Loan Estimate was provided that included the following identifiable terms:

- Date of Loan Estimate:
- Estimated Closing Costs (page 1): **\$0**

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**John Doe** \_\_\_\_\_ Date \_\_\_\_\_ Date



## LOUISIANA CHOICE OF INSURANCE NOTICE

Date: **September 14, 2020**

Borrower Name(s): **John Doe**

Property Address: **111 Clubhouse Drive  
Woodworth, LA 71485**

Lender: **CBC Mortgage Agency  
912 W Baxter Drive, Suite 150  
South Jordan, UT 84095**

*Pursuant to Louisiana Revised Statute § 22-1964(9) **CBC Mortgage Agency** may not require that you acquire any policy of insurance through a particular insurer or company.*

**CBC Mortgage Agency** reserves the right, based on reasonable standards such as financial soundness, services of insurer, and required coverage, to approve or disapprove an insurer selected to underwrite the insurance, and to determine the adequacy of the insurance offered.

Your acknowledgment below signifies that this Choice of Insurance Notice was provided to you.

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**John Doe**

Date

Date

## LOUISIANA RESIDENTIAL LOAN FEE AGREEMENT

Date: **September 14, 2020**

Borrower Name(s): **John Doe**

Property Address: **111 Clubhouse Drive  
Woodworth, LA 71485**

Lender: **CBC Mortgage Agency  
912 W Baxter Drive, Suite 150  
South Jordan, UT 84095**

In addition to those fees, charges, costs, and expenses not considered interest or defined as finance charges under Regulation Z, borrower agrees to pay, at or before closing, the fees, charges, costs, and expenses outlined below. These fees are not refundable unless required by federal or state law.

You understand and agree that the list of fees shown below may not be an exclusive list of all fees you have agreed to pay in connection with your loan. You agree to pay these fees in addition to any other fees that you have already paid to the lender or a third party in connection with your loan.

The fees, charges, costs and expenses payable to lender are as follows:

The fees, taxes, charges, and other expenses payable to persons other than the lender are as follows:

I/We acknowledge reading and receiving a copy this Residential Loan Fee Agreement and agree to its terms.

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**John Doe**

Date

Date

# CBC Mortgage Agency

912 W Baxter Drive, Suite 150 • South Jordan, UT 84095

Save this Loan Estimate to compare with your Closing Disclosure.

## Loan Estimate

**DATE ISSUED** 9/14/2020  
**APPLICANTS** John Doe  
 5504 Hall St  
 Alexandria, LA 71303  
**PROPERTY** 111 Clubhouse Drive  
 Woodworth, LA 71485  
**SALE PRICE** \$244,900

**LOAN TERM** 30 years  
**PURPOSE** Purchase  
**PRODUCT** 29.92 Year Interest Only, Fixed Rate  
**LOAN TYPE**  Conventional  FHA  VA   
**LOAN ID #** 5001424  
**RATE LOCK**  NO  YES, until 12/13/2020 at 12:00 AM MST  
*Before closing, your interest rate, points, and lender credits can change unless you lock the interest rate. All other estimated closing costs expire on \_\_\_\_\_ at 12:00 AM*

Loan Terms	Can this amount increase after closing?	
<b>Loan Amount</b>	\$8,572	<b>NO</b>
<b>Interest Rate</b>	0%	<b>NO</b>
<b>Monthly Principal &amp; Interest</b> <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$0.00	<b>NO</b>
<b>Prepayment Penalty</b>	<b>Does the loan have these features?</b> <b>NO</b>	
<b>Balloon Payment</b>	<b>YES</b> • You will have to pay <b>\$8,572</b> at the end of year 30	

Projected Payments		
Payment Calculation	Years 1-30	Final Payment
Principal & Interest	\$0.00 <i>only interest</i>	\$8,572.00
Mortgage Insurance	+ 0	+ 0
Estimated Escrow <i>Amount can increase over time</i>	+ 0	+ 0
<b>Estimated Total Monthly Payment</b>	<b>\$0.00</b>	<b>\$8,572.00</b>

	This estimate includes	In escrow?
<b>Estimated Taxes, Insurance &amp; Assessments</b> <i>Amount can increase over time</i>	\$0 a month <input type="checkbox"/> Property Taxes <input type="checkbox"/> Homeowner's Insurance <input type="checkbox"/> Other: <i>See Section G on page 2 for escrowed property costs. You must pay for other property costs separately.</i>	

Costs at Closing		
<b>Estimated Closing Costs</b>	\$0	Includes \$0 in Loan Costs + \$0 in Other Costs – \$0 in Lender Credits. See page 2 for details.
<b>Estimated Cash to Close</b>	– \$8,572	Includes Closing Costs. See <i>Calculating Cash to Close</i> on page 2 for details.

Visit [www.consumerfinance.gov/mortgage-estimate](http://www.consumerfinance.gov/mortgage-estimate) for general information and tools.

## Closing Cost Details

### Loan Costs

#### A. Origination Charges

% of Loan Amount (Points)

#### B. Services You Cannot Shop For

#### C. Services You Can Shop For

#### D. TOTAL LOAN COSTS (A + B + C)

### Other Costs

#### E. Taxes and Other Government Fees

Recording Fees and Other Taxes  
Transfer Taxes

#### F. Prepaids

Homeowner's Insurance Premium ( months)  
Mortgage Insurance Premium ( months)  
Prepaid Interest ( per day for days @ %)  
Property Taxes ( months)

#### G. Initial Escrow Payment at Closing

Homeowner's Insurance	per month for	mo.
Mortgage Insurance	per month for	mo.
Property Taxes	per month for	mo.

#### H. Other

#### I. TOTAL OTHER COSTS (E + F + G + H)

#### J. TOTAL CLOSING COSTS

D + I  
Lender Credits

### Calculating Cash to Close

Total Closing Costs (J)	\$0
Closing Costs Financed (Paid from your Loan Amount)	\$0
Down Payment/Funds from Borrower	\$0
Deposit	\$0
Funds for Borrower	-\$8,572
Seller Credits	\$0
Adjustments and Other Credits	\$0
<b>Estimated Cash to Close</b>	<b>-\$8,572</b>

## Additional Information About This Loan

**LENDER** CBC Mortgage Agency  
**NMLS/\_\_\_ LICENSE ID** 1186381  
**LOAN OFFICER** Tenamarie Bushnell  
**NMLS/\_\_\_ LICENSE ID** 599738  
**EMAIL** tbushnell@lo.org  
**PHONE** 318-290-3670

**MORTGAGE BROKER**  
**NMLS/\_\_\_ LICENSE ID**  
**LOAN OFFICER**  
**NMLS/\_\_\_ LICENSE ID**  
**EMAIL**  
**PHONE**

### Comparisons

Use these measures to compare this loan with other loans.

<b>In 5 Years</b>	<b>\$0</b> Total you will have paid in principal, interest, mortgage insurance, and loan costs. <b>\$0</b> Principal you will have paid off.
<b>Annual Percentage Rate (APR)</b>	<b>0%</b> Your costs over the loan term expressed as a rate. This is not your interest rate.
<b>Total Interest Percentage (TIP)</b>	<b>0%</b> The total amount of interest that you will pay over the loan term as a percentage of your loan amount.

### Other Considerations

<b>Appraisal</b>	We may order an appraisal to determine the property's value and charge you for this appraisal. We will promptly give you a copy of any appraisal, even if your loan does not close. You can pay for an additional appraisal for your own use at your own cost.
<b>Assumption</b>	If you sell or transfer this property to another person, we <input type="checkbox"/> will allow, under certain conditions, this person to assume this loan on the original terms. <input checked="" type="checkbox"/> will not allow assumption of this loan on the original terms.
<b>Homeowner's Insurance</b>	This loan requires homeowner's insurance on the property, which you may obtain from a company of your choice that we find acceptable.
<b>Late Payment</b>	If your payment is more than 15 days late, we will charge a late fee of 5% of the monthly principal and interest payment, but not more than U.S. \$N/A, or less than U.S. \$N/A.
<b>Refinance</b>	Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.
<b>Servicing</b>	We intend <input type="checkbox"/> to service your loan. If so, you will make your payments to us. <input type="checkbox"/> to transfer servicing of your loan.

### Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

John Doe

Date

Date

Date: **September 14, 2020**

Dear: **John Doe**

As the President of CBC Mortgage Agency, I want to thank you for the opportunity to serve you by assisting with the down payment on your new home. I would also like to provide you with some important details about the choices you have in the financing of your home. Our government agency is working with your lender, **CBC Mortgage Agency**, to provide you down payment funds in conjunction with the first mortgage loan you are receiving. The down payment funds we provide are typically in the form of a second mortgage, which you may or may not be required to repay based on the specific down payment assistance program you qualify for.

**Our Mission - As a federally chartered, public purpose, government agency, we work to increase affordable and sustainable homeownership opportunities for credit worthy individuals who lack down payment funds.**

Given your home ownership and financial security goals, it is critical that you fully understand your mortgage terms. You have chosen to obtain home financing by using a mortgage professional. That was a good decision. Undoubtedly, in the course of the mortgage application process, they have explained to you the various alternative types of mortgages and the features, advantages, and trade-offs of each.

In addition, you have received a number of documents which disclose the key terms of the first mortgage type you have selected. You will also be provided with the promissory note which obligates you to repay the money you are borrowing. That note describes in detail how your mortgage will work. I encourage you to read these documents carefully and to consult with your mortgage professional if you should have any questions.

The following are a few important points for you to consider as you go through the home buying process.

#### **DOWN PAYMENT AND INTEREST RATE - OPTIONS AND DECISIONS**

The terms of your first mortgage can be impacted if you don't have your own down payment. It is possible that the interest rate on your first mortgage is higher than if you provided your own down payment. In addition, there can be a significant difference in the interest you are paying on your first mortgage depending on the down payment program you utilize. To determine which option makes the most sense for you, you should consider things like how long you think you will be in your new home. For example, if you qualify for a forgivable second mortgage, but you plan to be in your home more than 5-7 years, the additional interest you are charged on your first mortgage may exceed the amount of the forgivable second mortgage you are receiving. If this is the case, you may want to opt for a repayable second mortgage that gives you a better interest rate on your first mortgage, or you may want to bring in your own down payment.

Ask your licensed mortgage loan professional what the interest rate on the first mortgage would be were you to provide your own down payment. You can then better choose between the down payment options as described below:

#### **Option 1- Save up your own down payment, and receive no down payment assistance and the associated second mortgage.**

Advantages:

- Typically, a lower interest rate on the first mortgage
- Potentially easier processing and underwriting

Disadvantages:

- While saving up the down payment, the home you're looking may be sold.
- While saving up the down payment, home prices in general may go up, resulting in your inability to afford the home or in less future equity and wealth creation if you do purchase the home later.

- You are left with diminished savings in your bank account, causing financial difficulty or consumer borrowing to purchase furniture, yard equipment, etc. You may also lack the funds to cover an unforeseen event, i.e. unforeseen repairs or medical emergency.

**Option 2 - Buy a home now and obtain your down payment through the Chenoa Fund DPA Edge Program, provided by CBC Mortgage Agency.**

Advantages:

- Potentially enjoy future increased household net worth by buying now if home prices increase over time.
- Purchase from currently available properties without risking that inventory will be sold months when you're finally ready to buy.
- Potentially not be required to pay back the down payment you receive from the Chenoa Fund. **Borrowers qualifying for the potential repayment forgiveness program cannot exceed specific income threshold requirements** (certain additional restrictions apply for us to forgive the balance of the second mortgage, including 36 months of consecutive on-time first mortgage payments.)
- Typically pay a higher interest rate on the first mortgage, causing you to lock in a higher payment for potentially years. **Over time, the amount of additional interest you pay on the first mortgage could exceed the amount of the down payment assistance.**
- CBC Mortgage Agency will not subordinate the second mortgage in the first 3 years of the loan. This means that if interest rates drop 6 months after you purchase the home and you desire to refinance, you may be required to repay the down payment you received, or be prevented from refinancing altogether.

**Option 3 - Buy now and obtain your down payment through the Chenoa Fund Rate Advantage Program, provided by CBC Mortgage Agency.**

Advantages:

- Competitive market interest rates on the first mortgage.
- Potentially enjoy future increased household net worth by buying now if home prices increase over time.
- Purchase from currently available properties without risking that inventory will be sold when you're finally ready to buy.
- Preserve any funds you currently have in your bank account and use them to cover emergencies, furniture, yard equipment, etc. Oftentimes, new homeowners purchase a home, and given they now lack cash, they finance needed household items on credit, at terms much worse than they could have had under a second mortgage through CBC Mortgage Agency.

Disadvantages:

- You will be required to repay the down payment assistance funds at a fixed rate of interest over a 10-year period instead of having the option for repayment over a 30-year period.
- Although your interest rate on the first mortgage will be significantly less than if you choose Option 2, it could still be higher than if you bring in your own down payment.

CLOSING PROCESS

If your loan is approved, you will later go to closing to sign documents to own the home. This will entail signing many agreements which obligate you to repay the money you have received. In addition, you will sign a set of second mortgage documents for the down payment assistance funds, and there will be a second mortgage lien attached to the title of your property that will not be subordinated and will only be released after the loan is paid off, or in the case of a forgivable second mortgage, after 36 months of consecutive on-time first mortgage payments have been made. **If the second mortgage needs to be paid off over time on a monthly basis you will have two payments, one for the first mortgage and one for the second mortgage.**

POST CLOSING - OWNING YOUR OWN HOME

Now you have achieved the dream of homeownership, a fundamental goal of most Americans. We strongly believe in the merits of homeownership, since homeownership has been demonstrated to improve health, educational performance, stability of communities, household wealth creation, and more stable retirement years. You will likely come to see and enjoy these benefits in your own life.

Since we are interested in not only helping you buy a home, but keeping it, if you face a situation that prevents you from making a mortgage payment on time, it is critical that you discuss this with your lender before the problem grows. Often times a struggling homeowner will "hide" and not speak with the mortgage company, hoping the problem will fix itself. This is the worst thing you can do, since the hole created could grow too big to climb out of.

A final comment: It is likely that your first mortgage will be sold from time to time. The terms of your loan will not change regardless of who owns it. Do not be alarmed by this. It is normal. You will be notified in writing by both the company selling the mortgage, as well as the company buying the mortgage. Even though we may sell your first mortgage loan, we are still highly motivated in seeing you succeed as a new homeowner.

To that end, we will take proactive steps to stay in touch with you over the next year. Look at us as your friend and advisor. If you have qualified for a forgivable second mortgage, we are anxious to see you successfully meet the 36-month forgiveness schedule, and will reach out to you via letter, email, and phone from time to time. We call this our Borrower Success Program. We want to be a resource to you. Should you have difficulty with your new lender, it may be possible for us to help.

Our Borrower Success Program is implemented through our partnership with Hope Loan Port (HLP), a HUD approved, non-profit counseling agency. We work hand-in-hand with HLP to ensure you have all the tools and resources you need to be a successful, long-term homeowner. Over the next twelve months, HLP and CBC Mortgage Agency will reach out to you via letter, email and telephone to check in, offer assistance as needed, or to simply congratulate you on your continued success. The Borrower Success Program is offered free of charge, and we hope you will take advantage of this valuable service.

We wish you success in this highly rewarding endeavor<sup>3/4</sup>the dream of homeownership. We are here as your friends and advocates. Please don't hesitate to use us as a resource in the months and years ahead.

Sincerely,

Richard Ferguson  
President  
CBC Mortgage Agency

NOTICE: THIS LETTER CONTAINS IMPORTANT INFORMATION ABOUT YOUR DOWN PAYMENT ASSISTANCE.  
PLEASE READ CAREFULLY.

By signing below, I acknowledge that I have read and understand the above information.

---

**John Doe**

Date

Date



**FACTS****WHAT DOES CBC MORTGAGE AGENCY DO WITH YOUR PERSONAL INFORMATION?****Why?**

Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.

**What?**

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and Transaction history
- Payment history and Account balances
- Credit history and Income

**How?**

All financial companies need to share customer's personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customer's personal information; the reasons CBC Mortgage Agency chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does CBC Mortgage Agency share?	Can you limit this sharing?
<b>For our everyday business purposes -</b> such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes -</b> to offer our products and services to you	Yes	No
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes -</b> information about your transactions and experiences	No	We don't share
<b>For our affiliates' everyday business purposes -</b> Information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

**To limit our sharing**

- Call 8665633507 - our menu will prompt you through your choice(s) **or**
- Visit us online: [chenoafund.org](http://chenoafund.org)

**Please note:**

If you are a *new* customer, we can begin sharing your information 30 days from the date we sent this notice. When you are *no longer* our customer, we continue to share your information as described in this notice.

However, you can contact us at any time to limit our sharing.

**Questions?**

Call 8664353507 or go to [chenoafund.org](http://chenoafund.org)

## Who we are

<b>Who is providing this Notice?</b>	CBC Mortgage Agency
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## What we do

<b>How does CBC Mortgage Agency protect my personal information?</b>	<p>To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.</p> <p>To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We restrict access to non public personal information about you to employees who need it in the course of doing business with you.</p>
<b>How does CBC Mortgage Agency collect my personal information?</b>	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>▪ Apply for a loan or Give us your income information</li> <li>▪ Provide account information or Show your driver's license</li> <li>▪ Use your credit or debit card</li> </ul> <p>We also collect your personal information from other companies.</p>
<b>Why can't I limit all sharing?</b>	<p>Federal Law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>▪ sharing for affiliates' everyday business purposes – information about your creditworthiness</li> <li>▪ affiliates from using your information to market to you</li> <li>▪ sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. [See below for more on your rights under state law.]</p>
<b>What happens when I limit sharing for an account I hold jointly with someone else?</b>	<p>Your choices will apply to everyone on your account—unless you tell us otherwise.</p>

## Definitions

<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>▪ <i>CBC Mortgage Agency does not share with our affiliates</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>▪ <i>CBC Mortgage Agency does not share with nonaffiliates so they can market to you.</i></li> </ul>
<b>Joint Marketing</b>	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>▪ <i>CBC Mortgage Agency doesn't jointly market.</i></li> </ul>

## QUALITY CONTROL RELEASE

Date: **September 14, 2020**  
Lender: **CBC Mortgage Agency**  
**912 W Baxter Drive**  
**South Jordan, UT, 84095**  
Borrower Name(s): **John Doe**  
Property Address: **111 Clubhouse Drive**  
**Woodworth, LA 71485**

I/We the undersigned applicant(s), understand that our mortgage application may be selected by the Lender and/or its Assigns or Agent for a Quality Control Review. This review is designed to produce and maintain quality service for our borrowers and to comply with agency and investor guidelines. The Quality Control Review will involve verification of all credit information (including employment history, income, bank accounts, and credit references) as well as the property valuation and occupancy.

I/We agree to cooperate with the Lender and/or its Agent to the extent necessary to accomplish this review. It is understood that the information may be verified with third parties such as our employers, depository institutions, credit reporting agency and/or any utility provider (telephone, electric, gas, water, etc).

I/We authorize the release of any and all information in regards to payment histories and servicing notes pertaining to this loan for the life of the loan regardless of who currently holds the loan for servicing.

Therefore, I/we have signed below authorizing the release of employment, financial, occupancy and loan history information to assist in the Quality Control review process for the duration of the loan.

\_\_\_\_\_  
**John Doe**

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date